

TO LET

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COMMERCIAL PROPERTY SPECIALISTS



NORTH ROAD, COLDWINTERS CO. DUBLIN D11 VHE1

- NEWLY BUILT INDUSTRIAL UNIT
- ROAD FRONTAGE WITH DUAL ACCESS
- AMPLE PARKING PLUS LARGE YARD OF APPROX 0.8 ACRES.
- SUITABLE FOR A VARIETY OF USERS & READY FOR OCCUPATION

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LOCATION

The subject property is located on North Road in Coldwinters within 2 minutes of Junction 5 on the M50, accessed via the N2 to Derry/Ashbourne. The property faces the N2, sitting back on the right handside of North Road. Dublin Airport and Dublin Port Tunnel are within easy reach of the property, 9 and 11 minutes respectively. The location provides excellent access to the Greater Dublin Area. Neighbours include Vantage Business Park, Healthcare 21, The Dog's Trust and Beech Vista Garden Centre.

DESCRIPTION

The property comprises a newly built, modern detached industrial unit. The property benefits from dual access via two large sliding gates to the large enclosed yard and circulation areas. To the front of the property there is extensive parking for staff and visitors. To the rear of the property there is a large yard, which can be accessed from either side of the unit. The yard is approx. 0.8 acres exclusive of the parking area to the front.

The property is comprised of a steel portal frame with steel purlins supporting a metal deck roof with integrated translucent panels for natural lighting and suspended LED lighting throughout. The floors of the warehouse are concrete and dustproof and have a high quality painted finish.

There are two electric roller shutter doors, one which provides access to the rear yard and one to the front of the property, to a lobby area, with excellent lighting and access via glass doors, into a reception, showroom or trade counter area as desired.

Additional warehouse accommodation is provided for by way of a purpose built concrete mezzanine accessed via steel stairs from the warehouse.

The office / showroom accommodation is made up of two spaces, which can be accessed from the front of the property or through the warehouse. Finishes include painted concrete block walls, laminate flooring, and LED strip lighting throughout. There are 3 toilets located to the rear of the offices.

The property presents in walk in condition throughout, ready for immediate occupation and suitable for a variety of users.

ACCOMMODATION (APPROX)

	SQ FT	SQ M
Warehouse	6,800	632
Offices/Showroom	439	41
Ancillary & WC	467	43
Plus Mezzanine	924	86
TOTAL	8,630	802

Measurements are approximate and for guidance only. All interested parties must satisfy themselves on the accuracy of all information provided.

BER Pending



Price available upon request. Inspection strictly by prior appointment only.

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